

312 Superior Avenue SW
Calgary, Alberta

MLS # A2247988



\$1,000,000

Division:	Scarboro		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,220 sq.ft.	Age:	1927 (98 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Elevator, Natural Woodwork, Storage		

Inclusions: None

Welcome to Scarboro, one of Calgary's most historic and prestigious inner-city communities. Perfectly located at 312 Superior Avenue, this 1927 character home has been cherished by the same family for 55 years and now presents a once-in-a-generation offering. Resting on an impressive 5,974 sq. ft. park-front lot on one of the community's most coveted streets, the property is framed by mature trees and timeless streetscape charm. While the existing residence requires extensive renovation and is most likely a tear down, the true value lies in the incredible redevelopment potential. Imagine creating a custom estate home on this tree-lined avenue, complete with unobstructed park views, all while being just minutes from downtown, top-rated schools, and vibrant amenities. Scarboro's unmatched character, combined with this rare nearly 6,000 sq. ft. park-facing lot and long-held family legacy, makes this one of the most prestigious and exciting opportunities on the market today. Don't miss your chance to secure this extraordinary property—prime locations like this are truly once in a lifetime.